069.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	957,100	/	957,100
USE VALUE:	957,100	/	957,100
ASSESSED:	957,100	/	957,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREEN PAUL J
Owner 2:	GOLDMAN AVIVAH
Owner 3:	
Street 1:	18 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	IZUTSU MEGURU & MARGARET W -
Owner 2:	-
Street 1:	18 FAIRVIEW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,755 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Wood Shingle Exterior and 2164 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6755.000	520,400	800	435,900	957,100
Total Card	0.155	520,400	800	435,900	957,100
Total Parcel	0.155	520,400	800	435,900	957,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.28 | /Parcel: 442.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 069.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	520,600	800	6,755.	435,900	957,300	957,300	Year End Roll	12/18/2019
2019	101	FV	391,300	0	6,755.	404,700	796,000	796,000	Year End Roll	1/3/2019
2018	101	FV	391,300	0	6,755.	404,700	796,000	796,000	Year End Roll	12/20/2017
2017	101	FV	391,300	0	6,755.	354,900	746,200	746,200	Year End Roll	1/3/2017
2016	101	FV	391,300	0	6,755.	323,800	715,100	715,100	Year End	1/4/2016
2015	101	FV	376,200	0	6,755.	286,400	662,600	662,600	Year End Roll	12/11/2014
2014	101	FV	376,200	0	6,755.	270,900	647,100	647,100	Year End Roll	12/16/2013
2013	101	FV	376,200	0	6,755.	257,800	634,000	634,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5890

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IZUTSU MEGURU &	44527-372		1/25/2005		636,500	No	No		
AKIBA ELIZABETH	24560-439		5/24/1994		280,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2020	1298	Solar Pa	23,877	C				
2/23/2017	180	Redo Bat	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Missed Appt.	CC	Chris C
10/23/2018	MEAS&NOTICE	BS	Barbara S
12/24/2008	Meas/Inspect	294	PATRIOT
6/22/2005	MLS	HC	Helen Chinal
10/6/1999	Meas/Inspect	263	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6755		Sq. Ft.	Site		0	70.	0.92	12									435,854						435,900	

Total AC/HA: 0.15507 | Total SF/SM: 6755 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 435,854 | Spl Credit | Total: 435,900

USER ACCT

43722

GIS Ref

GIS Ref

Insp Date

10/23/18

!5890!

PRINT

Date	Time
12/10/20	20:43:01

LAST REV

Date	Time
12/03/20	14:15:01

danam

USER DEFINED

Prior Id # 1:	43722
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08550394
Const Adj.:	0.98402417
Adj $ / SQ:	133.520
Other Features:	124000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545536
Depreciation:	25095
Depreciated Total:	520441

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

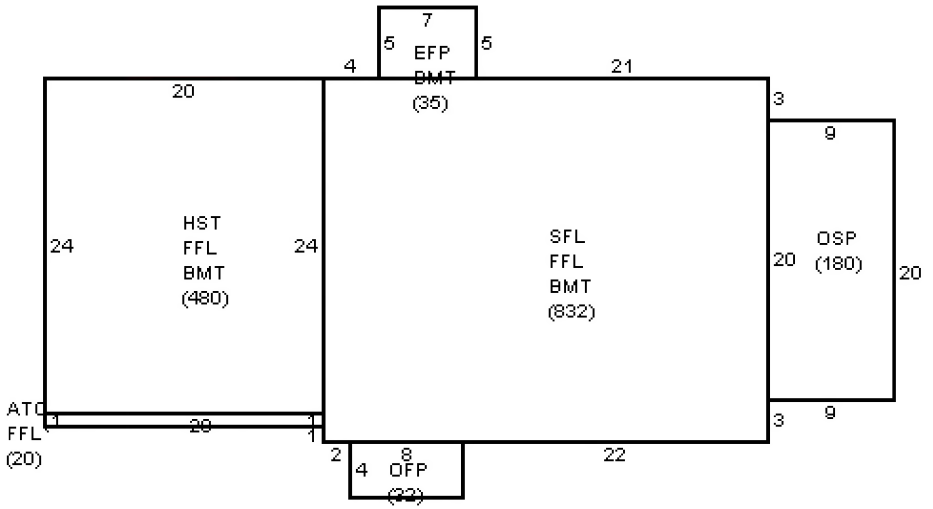
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.87
Special Features:	0	Val/Su Net:	129.94
Final Total:	520400	Val/Su SzAd	215.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,347	40.060	53,956
FFL	First Floor	1,332	133.520	177,849
SFL	Second Floor	832	133.520	111,089
HST	Half Story	240	80.110	19,227
OSP	Screen Porch	180	27.780	5,001
EFP	Enclos Porch	35	71.440	2,500
OFP	Open Porch	32	43.300	1,386
ATC	Attic	7	133.520	935
	Net Sketched Area:	4,005	Total:	371,943

Size Ad	2411	Gross Are	4258	FinArea	2164

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

069.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	17X20	A	AV	1980	3.35	T	31.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc